

Application Reference: 2025/0755

Site Address: All Saints Church, High Street, Silkstone, Barnsley, S75 4JH

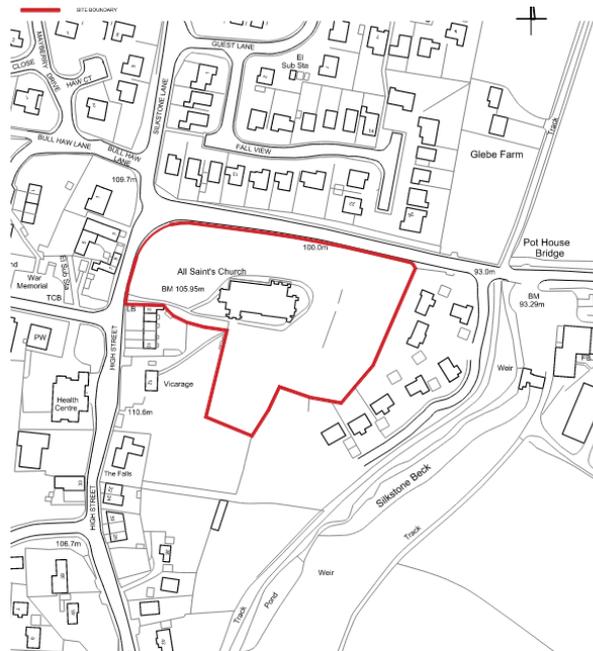
Introduction:

This application seeks planning permission for the installation of balustrading and gate to the existing boiler house steps, creation of a new pathway from the fire escape and installation of external PIR lighting.

Relevant Site Characteristics

The Church of All Saints is located on the corner of High Street and Barnsley Road in Silkstone. All Saint’s Church is a Grade I listed building of considerable architectural and historic significance. The church dates back to the 12th century, with subsequent phases of remodelling, rebuilding, and restoration occurring throughout the 15th century and into the 19th century.

The main entrance is accessed from High Street along a stone paved public footpath. The church is located centrally within the site surrounded by the graveyard (green space) and beyond the boundaries is land allocated to urban fabric which is for the most part residential.





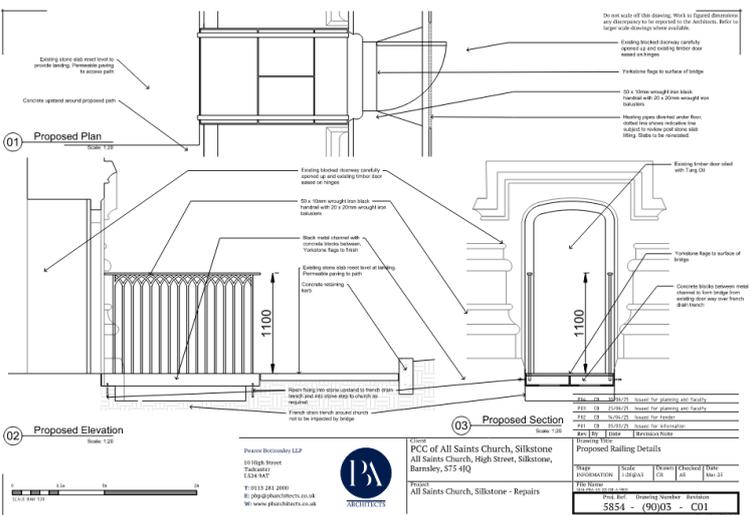
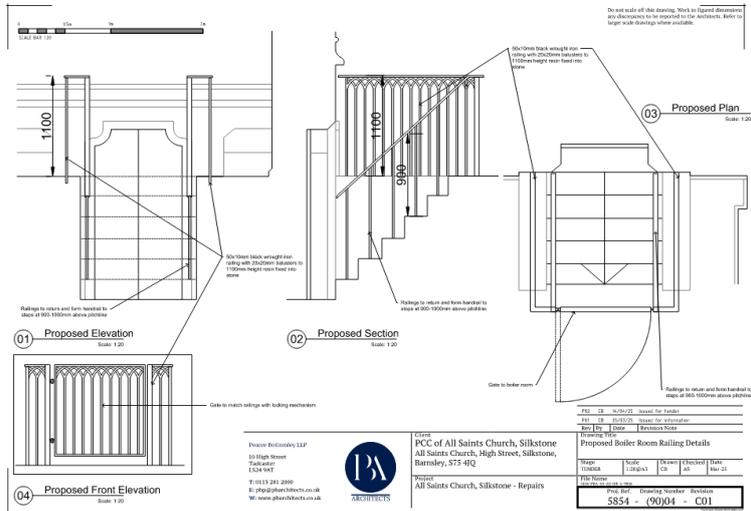
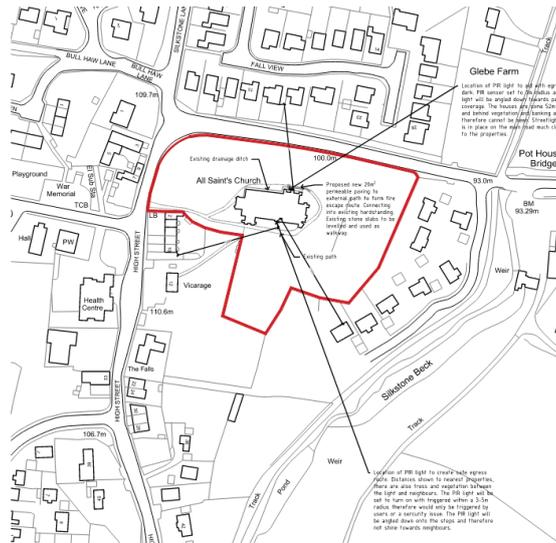
Site History

No applications within the last 20 years

Detailed description of Proposed Works

The proposal is to instal external PIR lighting to the exit from the south chapel and the reopened door on the north elevation. The lighting will be LAP Weyburn 1000lm model specification and will be angled down and movement sensitive.

The proposal is also to install wrought iron railings to the external boiler house steps for ease of access, to install wrought iron railings to the reopened door on the north elevation, and to install a new walkway over the drainage ditch for ease of access.



Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy HE1: The Historic Environment
- Policy HE3: Developments affecting Historic Buildings
- Policy POLL1: Pollution Control and Protection

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 12 - Achieving well-designed places.

Section 16: Conserving and enhancing the historic environment.

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice and press notice has also been posted.

one neighbour representation has been received with the following concerns:

- Concerns regarding the impact of the PIR lights impacting on residential amenity

Pollution Control – No objections subject to conditions

Biodiversity – No objections subject to conditions

Local Councillors – No comments

Conservation Officer – No objections to amended plans

Silkstone Parish Council – No comments

Historic England – No objections

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The building is Grade I listed. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the building to be considered appropriate. The building has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore, provided that such works are carried out in a sensitive manner and respectful of the buildings character, the works are acceptable in principle.

Whilst the church is listed and would normally require Listed Building Consent, in this circumstance it is exempt. Although the church is exempt from Listed Building Consent under the Ecclesiastical Exemption Order 2010 (being one of the five denominations covered by this

legislation), planning permission is still required to assess any potential impact or harm to the listed building, its setting, and the surrounding heritage assets.

Scale, Design and Impact on the Character

In line with the consultation response from the LPA's Conservation Officer it is agreed that given the limited scope of the works the proposal is acceptable in terms of visual amenity and impact to the Listed Building.

The proposed works are modest and sympathetic in nature, with clear justification in terms of public health and safety. The proposed lighting is to illuminate within the site only and will be movement sensitive to reduce light pollution. The proposed balustrading will be in keeping with the existing in terms of design and colour, and the path will be a continuation of the existing.

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building, its setting and the surrounding heritage assets.

Considerable weight has been given to the design and impact on the local listed building and the character of the area.

Impact on Neighbouring Amenity

The proposed balustrading, and new pathway are located within the Church grounds and are therefore not expected to impact on residential amenity.

The new PIR lighting has caused some concern with a local resident, with fears that the light will impact the residential amenity of the neighbouring properties. The neighbouring properties are approximately 50m away from the lights, and with the vegetation and trees power and angle of the lights, they should not negatively impact residential amenity.

Furthermore, there has been close consultation with the LPA's Pollution department. After discussions with pollution the applicant has amended the plans for the PIR lighting to LAP Weyburn 1000lm model specification which will reduce potential light pollution and address the neighbour concerns.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposals are located within the confines of the graveyard and will result in minimal alterations. The lights will be positioned downward within the site and are not expected to cause any impact to the surrounding highways, therefore as a result the proposal is not expected to impact the highway safety in compliance with Local Plan Policy T4.

Moderate weight has been given to highway safety.

Biodiversity

The applicant has stated that they are exempt from Biodiversity Net Gain under the de minimis exemption. The LPA's ecological team is in agreement with this statement. From the works proposed, survey work to assess the presence/ absence of roosting bats is

considered disproportionate, however, an assessment of the proposed lighting was completed to ensure that there will be no adverse indirect impact upon potentially roosting bats. The LPA's ecology team are happy with the proposed lighting, however, have asked for a condition to minimise the impacts on bats.

Moderate weight has been given to the ecological impacts.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home, and his correspondence.